

MIXED USE DEVELOPMENT COMING Q1 2027 - SALE, BTS, & LEASE

CROWLEY CENTRE

NEC LINCOLN ROAD & CROWLEY ROAD | IDAHO FALLS, IDAHO 83401

TOK
COMMERCIAL



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CONTACT



UPDATED: 12.9.2025

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HIGHLIGHTS

Servicing the communities of Iona, Ammon and Northeast Idaho Falls

Planned mixed-use retail opportunity, fully entitled with utilities to the site.

Excellent location, hard corner located on two primary arterials.

Heavily populated residential community with limited services.

3-5-minute commute from two major high schools (Thunder Ridge HS 1,950 and Bonneville HS 1,330 students).



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SITE PLAN



DETAILS

PROPERTY TYPE:	Retail Center
TOTAL BLDG. SIZE:	113,100 SF
LEASE TYPE:	NNN
AVAILABILITY DATE:	Q1 2027
LEASE RATE:	BTS, Ground Lease, Pad Sales & Leasing Available Contact Agent for Rate



AVAILABLE

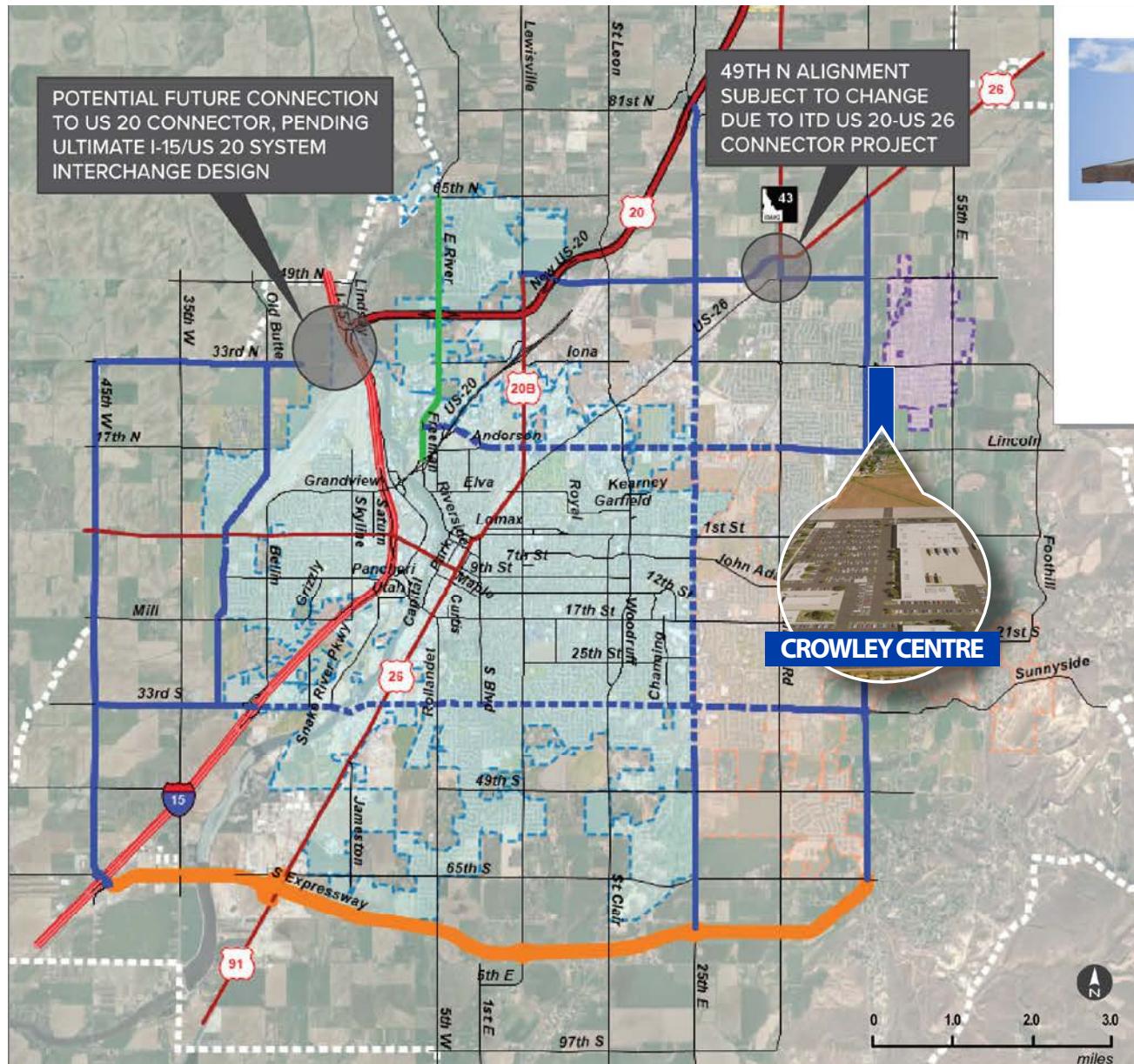


SPACE	SPACE TYPE	RSF
Building 1	Big Box or Grocer	66,000 SF
Building 2	In-Line Retail	18,600 SF
Building 3	End Cap Retail	9,000 SF
Building 4	Freestanding Restaurant	6,300 SF
Building 5	Gas/Convenience Store	3,000 SF
Building 6	Fast Food	4,800 SF
Building 7	Freestanding Retail	5,400 SF
Site Inclusive	Development Opportunity	15-17 Acres

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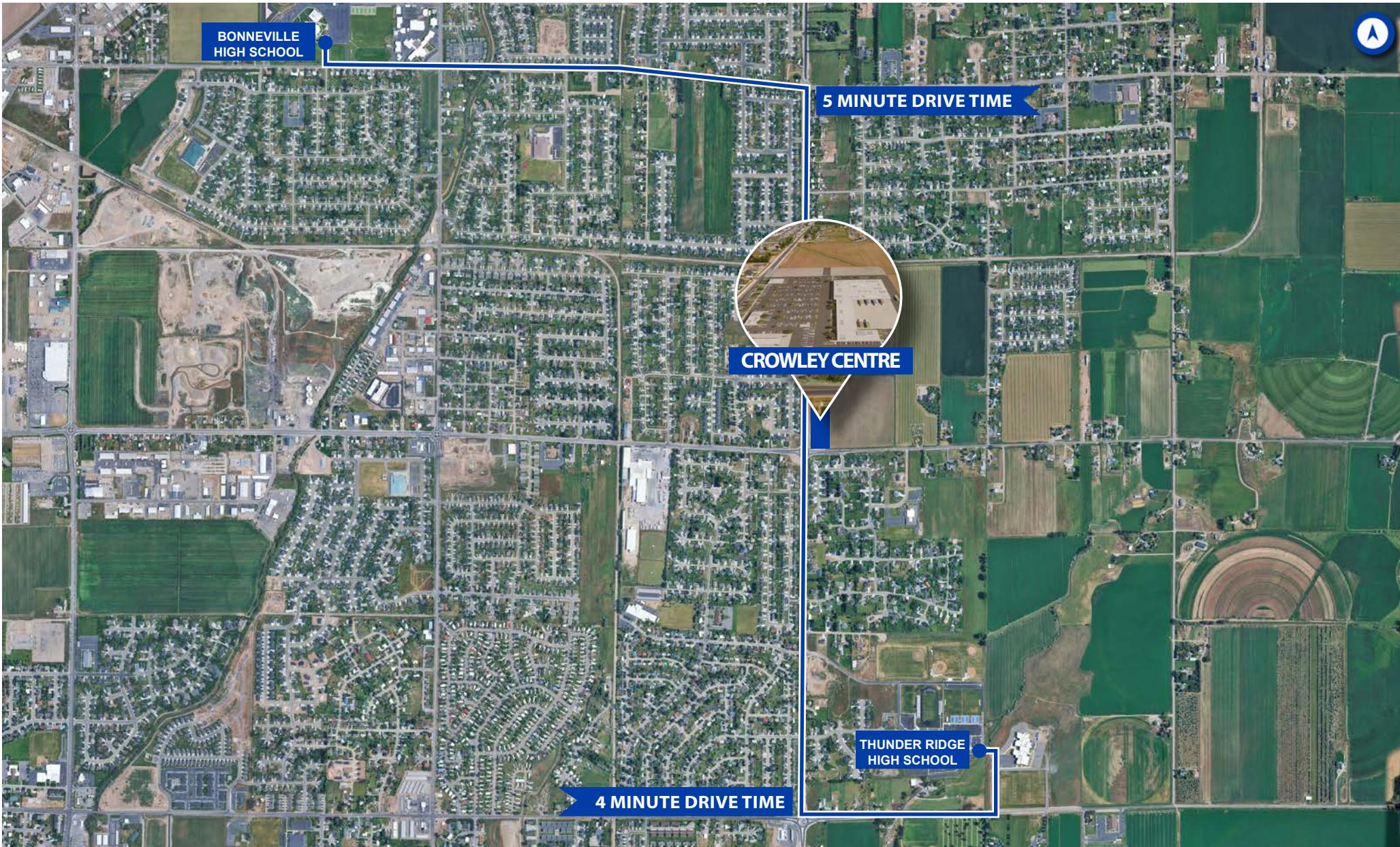
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PLANNED HIGH-CAPACITY SYSTEM



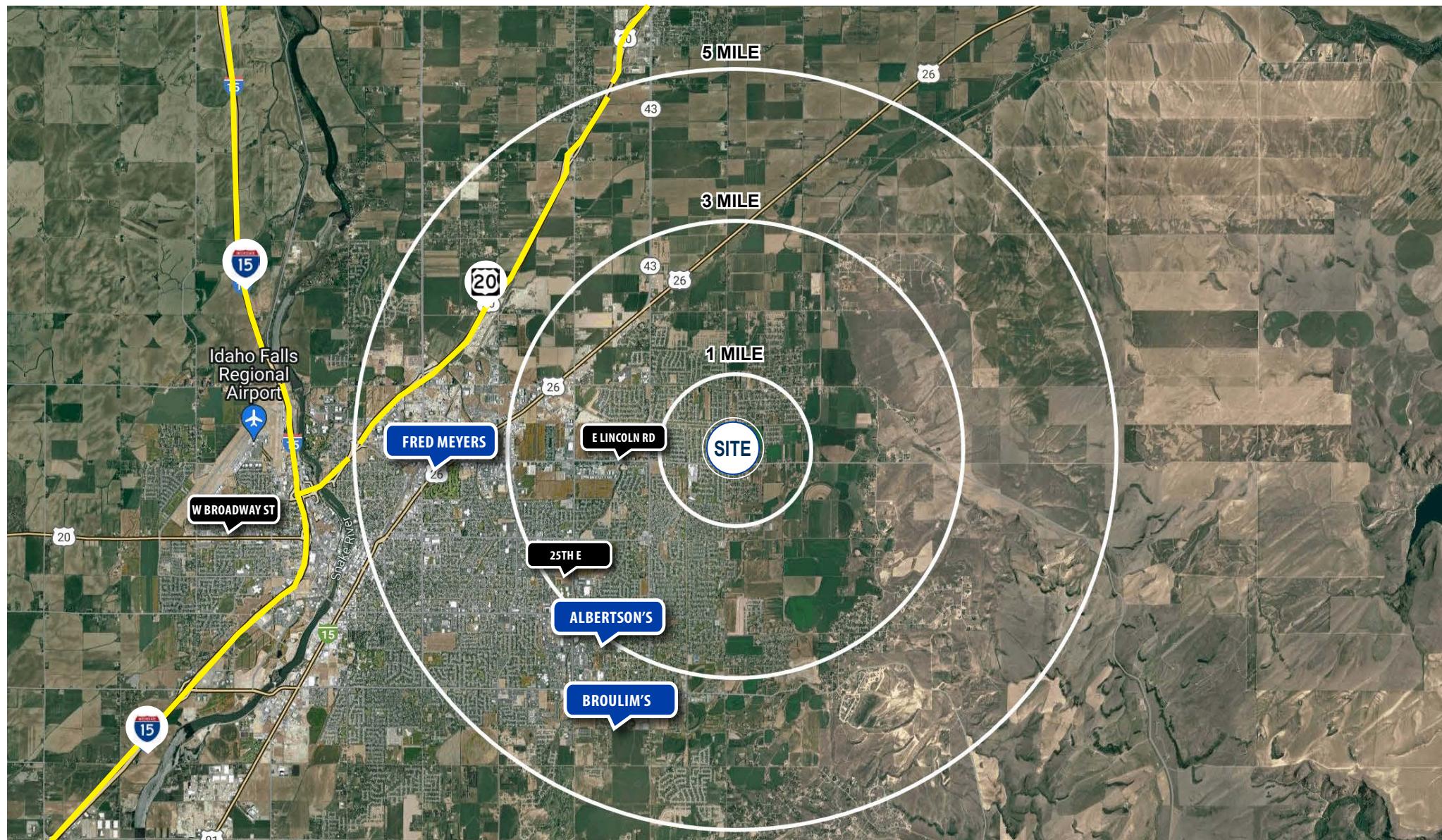
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DRIVE TIME FROM SITE



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1 MILE RADIUS



POPULATION

8,948



EMPLOYEES

477



AVG. HOUSEHOLD INC.

\$103,484

3 MILE RADIUS



POPULATION

41,206



EMPLOYEES

6,548



AVG. HOUSEHOLD INC.

\$109,311

5 MILE RADIUS



POPULATION

87,993



EMPLOYEES

27,321



AVG. HOUSEHOLD INC.

\$101,702

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